

District III Advisory Board Minutes
September 3, 2008
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Eight District Advisory Board members were in attendance; 17 City staff and 24 members of the public were present.

Members Present

Teresa Cook
Charlotte Foster
Jim Gulick
Joann Hartig
Paula Hearn
John Kemp
Dustin Richey
Billie Tucker
Council Member Jim Skelton

Off. Dwain Diehl, Patrol South
Sgt. Jesse Boomer, Patrol South
Lt. Clark Wiemeyer, Patrol East
Off. David Nienstedt, Patrol South
Off. Maria Anderson, Patrol East
Off. Justin Whyte, Patrol East
Off. Ann Mackey, Patrol East
Off. Brian Shelton, Patrol East
Lt. Jeff Pike, Patrol South
Deborah Tadlock, City Clerk's Office
Deputy Chief Tom Stolz, WPD
Division Chief Joseph Couey, WFD
Adam Cole, WFD
Judy Brunhoeber, Patrol East
Janet Johnson, Neighborhood Services

Members Absent

Judy Dillard
DeWayne Kitchen
Bill Ward

Staff Present

Sgt. Brett Stull, Patrol South
Lt. Scott Heimerman, Patrol South

Guests

Listed on the last page

ORDER OF BUSINESS

At 7 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from August 6, 2008, were approved **8-0**.

PUBLIC AGENDA

Scheduled items

Hilltop Friendship Camp

Council Member Skelton recognized the following individuals/organizations for their role in the camp: Officer Justin Whyte, Billie Tucker, Evanna Tucker, Dear Neighbor Ministries, Bill Gress, Kathy Cutsinger, Jim Kerschen, Sharon Askew, Keith Hall, Judy Brunhoeber and Officer Ann Mackey.

Plans for businesses at 31st and K-15

Wayne Wayman, 548 E. Main, Mulvane, KS, presented his plans for the commercial property he owns near 31st and K-15. He said that he has made an application through Planning to request a zoning change from light commercial to general commercial. He said he is making this request to make the location more appealing to possible tenants. He said he is working with Bill Longnecker in Planning and they will develop a protective overlay. He said he will appear in front of the DAB

again when Planning staff presents the request, but he wanted to give everyone a heads up. He also said he would make arrangements to meet with the K-15 Neighborhood Association.

Council Member Skelton encouraged **Mr. Wayman** to review the Golden Rules of Zoning.

Recommended action: Receive and file.

Non-Scheduled items

No items

STAFF REPORTS

Community Police Report

Officer Ann Mackey, 32 Beat Patrol East, said police staff has been very proactive the past two weeks doing a special assignment at various Clubs located in the area. She said on the first visit, a number of citations were issued, but during a subsequent visit, only one establishment was found to be not in compliance. She said there are some concerns about a new club opening at 2600 S. Oliver, as this has been a problem location in the past. Padrone's, the teen club located near Lincoln and George Washington Blvd. has been fairly quiet. She said the had an incident in the parking lot a couple of weeks ago, but the management has been good about maintaining a strict dress code. **Officer Mackey** said residential burglaries are down 20 percent in her beat and she only had one non-residential burglary in July and one in August.

Officer Dwain Diehl, 24 Beat Patrol South, reported a community meeting has been scheduled for Monday at 6:30 p.m. to discuss a new drinking establishment/restaurant that may be going in on East Harry. He also reported Patrol South has done several hotel/motel interdictions that resulted in 10 individuals being arrested on warrants.

Wichita Fire Department Report

Division Chief Joe Couey reported there were two very significant fire events in August: one resulted in \$65,000 worth of damage and the other one resulted in a fatality. **DC Couey** said both incidents were related to careless acts: one involved smoking while using oxygen and the other was a heating pad that was left on and unattended. Firefighters conducted the Flash Program following both incidents. Additionally, he said staff participated in a disaster exercise today that simulated an aircraft crash, along with about 25 other agencies. He also reported they have started pouring the footings for Station 22.

DC Couey also addressed the 9-1-1 system issue where fire trucks aren't being expediently dispatched and said Sedgwick County has been trying to work the bugs out of the system, but it's all contingent on the contractor – Northrup Grumman. **Council Member Skelton** asked how long it will take to correct the problems. **Couey** said he wasn't sure, but in the meantime firefighters are monitoring the radio 24 hours a day, seven days a week to make sure they don't miss any calls.

James Roseboro, 4518 Greenbriar, asked when all the glitches were going to be worked out. **Couey** said it's up to the Northrup Grumman engineers. He said the system was implemented on April 22, and they have been seeing continual improvement in it since that time.

Joann Hartig wanted to know if County fire was having the same problems. **Couey** said yes.

Action: Receive and file.

NEW BUSINESS

Swearing in of District Advisory Board members

Council Member Skelton welcomed Dustin Richey from South City as the newest member of the DAB. **Deborah Tadlock, City Clerk's Office**, conducted the swearing in of the District Advisory Board members.

Action: Receive and file.

Southern Hills Senior Residence

Andy Bias, President and CEO of Mennonite Housing, presented an update on the HUD (Housing and Urban Development) 202 affordable housing for seniors project that is under construction at 31st and Holyoke Streets. The complex will contain 54 units and residents must meet the income guidelines of 50 percent of the area median income (which is around \$23,000).

Bias said the one-bedroom units will provide maximum affordability. He said in addition to the apartments, they will also have a nice community room with a kitchen area and are hoping to partner with neighborhood groups and services. They will be planning a ground-breaking ceremony in the near future.

John Kemp said there are a lot of senior citizens in the K-15 neighborhood and they are very pleased to have this complex being built in the neighborhood.

Charlotte Foster asked if the apartments have kitchens. **Bias** said yes, each apartment has its own kitchen as these are considered independent living and the rent will not exceed 30 percent of the tenants' income.

Bill Davis, 1818 S. Main, asked if the complex would have carports. **Bias** said no, that HUD won't fund carports, but there will be lots of accessible parking available. **Bias** said HUD won't fund carports, garages, or two-bedroom units.

Joann Hartig asked if they check on the residents. **Bias** said there will be an on-site coordinator and they will have two forms of security/notification – the pull cord and the type that residents can wear around their neck.

James Roseboro, 4518 Greenbriar, wanted to know if they will have a storm shelter. **Bias** said the community room will serve as a shelter.

Action: Receive and file.

Crime Trends and Club ordinances

WPD Deputy Chief of Investigations Tom Stolz, reported that major crime is down in District III in 2008, including homicides, rapes, aggravated batteries and drive by shootings. Cases of identity theft, prostitution, child abuse, vandalism, car accidents and DUIs are all down. He said last year police responded to approximately 25,000 incidents in District III; this year they are on track to make about 20,000 calls in the District. **DC Stolz** said electronic or hard copies of the crime data will be provided to anyone who requests a copy.

DC Stolz said that we are experiencing problems with a certain number of clubs city-wide and that about one-third of all the city's homicides occur at clubs, or in club parking lots. While WPD solves around 80 percent of all homicides, those most likely to remain unsolved are those that occur at clubs. So far in 2008, seven homicides have occurred at clubs, according to **DC Stolz**.

As a result, the Police Department is hoping to update City ordinances that deal with club licensing. He explained the escalating circumstances that occurred at the former Chubb's location at 31st and Seneca. He said things started out pretty good when they opened in late March or early April, but soon after started receiving complaints from the neighborhood. In reviewing crime stats in the area, the crime rate increased by seven percent in the neighborhood and 12 percent in the immediate area during the time the club was open. Calls to the location of the club, increased by around 300 percent. WPD started trying to look at nuisance abatement, and soon after a homicide occurred, that remains unsolved.

The Chubb's manager has now applied for another DR/E (drinking and restaurant establishment) license at 521 E. Harry. According to **DC Stolz**, under the current City ordinance, if the management does everything they are supposed to, they will be licensed and there is nothing the City can do to prevent it.

DC Stolz said the Police Department would like to see changes in the current ordinance that could include the requirement of a legitimate business plan, a CPTED (Crime Prevention Through Environmental Design) survey that would address lighting, traffic flow and a mandatory notification of the neighborhood. He said the ordinance needs to require more accountability from the establishment owners/managers and the Police Department needs to be in a position where they can act more quickly, possibly including a clause where the Chief of Police could rescind a license based on the crime rate.

The Police Department plans on surveying clubs who are able to operate successfully without using up police resources and causing problems for the neighborhood. He said they will then start drafting the ordinance to be approved by the Law Department and ultimately presented to City Council for approval.

Bill Davis, 1818 S. Main, pointed out that the South Central Neighborhood Plan states that they do not want any more clubs/bars in the neighborhood.

John Stevens, 3125 E. Boston, said there was a bar two blocks from his home where a woman manager tried to keep gangs out and they murdered her. He said WIN (Wichita Independent Neighborhoods) supports the Police Department in trying to get stricter ordinances. **DC Stolz** said

that at the Half-Time Bar, the police response was very reactionary; prior to the homicide, they had not had complaints about the establishment. He said with Chubb's, WPD knew immediately that

they had a problem because the neighborhood residents started calling immediately. He said it's important for neighborhoods to contact police with their concerns.

James Roseboro, 4518 Greenbriar, inquired about the club location at 2600 S. Oliver and whether problems had occurred there in the past. **DC Stolz** said yes, when it was Club Mexico there were homicides that occurred there.

Billie Tucker wanted to know if the clubs could hire off duty officers to do security. **DC Stolz** said by Department policy, officers are prohibited from working at establishments that serve liquor. However, he said in a new ordinance, WPD could potentially dictate how many security personnel an establishment should have based on a formula.

DC Stolz pointed out that the biggest challenge with DE/Rs is they let 18 year olds in the establishment. He said he has changed his Licensing Detective's schedule from days to nights and they are going to get very aggressive and work with the beat officers in doing club checks for under-age drinking. He added that after the most recent double-homicide at a South Seneca Club, they found after the fact that this was an establishment that had problems.

Charlotte Foster asked if the issue doesn't boil down to the clientele served by the establishment. **DC Stolz** said it's usually a combination of factors including the music, the clientele, the clothing restrictions, whether it's well lit, clean and has proper security. He said some of these establishments don't care, and just want to make as much money as possible before 2:30 a.m.

Joann Hartig asked if the police could pay more attention to the licensing applications. For example, she asked how someone can get a DE/R license and not even have an operational kitchen. **DC Stolz** said they have the food catered in and unfortunately the way the ordinance is written, the establishment has six months before police can come in and check to see if they are actually meeting the necessary food sales requirement. **Hartig** also wanted to know if the City is looking at other cities that don't have the problems with clubs that Wichita does. **DC Stolz** said yes, they are doing a peer study

Hartig asked if the City could require these establishments to have security cameras in their parking lots. **DC Stolz** said many of the irresponsible clubs don't see the parking areas as their responsibility – they have the attitude that if something occurs outside their building, it's someone else's problem.

Hartig said she doesn't believe there is sufficient parking at 521 E. Harry. **DC Stolz** said OCI and the Fire Department would be following up on that aspect.

Dustin Richey asked if most clubs' problems occur during the first six months of operation. **DC Stolz** said he didn't have the data in hand to back that up, but he believes that to be true. **Richey** asked if a new ordinance could require a probationary period for a club before issuing a permanent license.

John Kemp told **DC Stolz**, the community doesn't want the Police Department to take away their Community Police Officers. **DC Stolz** said the Department wouldn't do that.

James Thompson, 623 N. Volutsia, asked if there was any criteria on the distance a bar/club has to be from a neighborhood. **DC Stolz** said there are some zoning restrictions that dictate how close they can be to churches, schools, neighborhoods, etc., but they don't apply to all types of licenses/zoning.

Jim Gulick reported activity has quieted down significantly at Parrot-fa-nalia. **DC Stolz** said he's glad to hear that because that's a private party deal and police officers are restricted from entering without a search warrant. **Officer Mackey** said the building was tagged with gang graffiti a while back and ever since then the owner and manager have been very cooperative with police.

Council Member Skelton thanked **Deputy Chief Stolz** and the members of WIN for coming to the meeting and supporting the neighborhood.

Recommended Action: Receive and file.

BOARD AGENDA

Updates, Issues and Reports

Charlotte Foster said she is still waiting on Chris Carrier to get back with her on the Kellogg issue and she appreciated Council Member Skelton's help.

Joann Hartig asked that everyone please attend the meeting scheduled at 6:30 p.m. at the Bethany Church at Main and Harry to discuss Chubb's and the club ordinances.

John Kemp reported that the Hillside Bridge construction is complete and the bridge is now open. He said the creek bank is really beautiful and the neighborhood is working with a volunteer group on getting around 150 trees planted. **Kemp** said they are anxious for the bike path to be built. Also, the K-15 Neighborhood Association now has a website at www.k-15na.org

Jim Gulick reported that Grandview Heights held officer elections and Elena Ingle is the new vice-president. He also asked if CM Skelton knew what was going on at the park at Mt. Vernon and Bluff because there is a large piece of equipment parked there. **CM Skelton** said he believes they are addressing the sewer issue.

Dustin Richey said South City recently had officer elections and Carole Campbell is the new president. He said they are waiting to hear what the outcome will be for Reedaway Trailer Park. **CM Skelton** said if the park is not in compliance his expectation is that it will be denied a license.

Teresa Cook reported the South Central Fall Festival is slated for Oct. 11th and on that day they will have a neighborhood clean up, a parade and the festival in the park.

Paula Hearn reported the Dry Creek storm water project is going well. She also noted there are a lot of empty buildings on Kellogg..

Billie Tucker said Believer's Tabernacle recently held an event in Hilltop that drew 200-300 people and the Revitalization Steering Committee has recommended three more houses for condemnation.

Council Member Skelton reported:

- He would still like to pursue projects on the Ark river including aesthetics, recreation and wildlife opportunities. He also noted that the large sewer line that runs along there needs to be addressed.
- In October he plans on having a meeting with neighborhood presidents and DAB members to discuss District III needs.
- He still wants to pursue the railroad projects, but they will be the hardest to tackle.

John Kemp asked if he could assist some citizens in setting up a neighborhood association on the north part of Planeview. **CM Skelton** said yes.

James Thompson, 623 N. Volutsia, asked that any Neighborhood Associations that elect new officers, please notify WIN. He also added that the WIN general meeting is slated for Sept. 15 and they are accepting nominations for the WIN Board. He said if you know of anyone who is interested, please submit their names.

Action: Receive and file.

Adjournment

Meeting was adjourned.

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., Oct. 1, 2008, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

Guests

Larry Manny	1116 Alturas
Kathy Manny	1116 Alturas
Betty Strickland	1302 Galena
Tom Strickland	1302 Galena
Bill Prather	1528 S. Emporia
Kathleen Cutsinger	4100 Wilma
James Kerschen	4100 Wilma
Bill Davis	1818 S. Main
Carole Campbell	2821 S. Mosley
Paul Davis	6417 S. Madison
Debra Miller Stevens	3125 E. Boston
John Stevens	3125 E. Boston
Bill Barnes	2707 S. Hillside
Goldie Barnes	2707 S. Hillside

James Roseboro	4518 Greenbriar
Julie Onwugbufor	Dear Neighbor Ministries
Evanna Tucker	Hilltop
Jason Massingill	KWCH
Kim Wilhelm	KWCH
Josh Whitsman	833 N. Main
Elena Ingle	3608 Meadow Lane
Cory Keenan	KSN
James Thompson	623 N. Volutsia
Andy Bias	Mennonite Housing